157.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,900 / 890,900
					USE VALUE:	890,900 / 890,900
					ASSESSED:	890,900 / 890,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINBY RICHARD D
Owner 2:	QUINBY LISA M
Owner 3:	
Street 1:	271 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIGNAN PATRICK D/ETAL -
Owner 2:	DIGNAN NANCY B -
Street 1:	271 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2369 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	448,300	1,600	441,000	890,900
Total Card	0.161	448,300	1,600	441,000	890,900
Total Parcel	0.161	448,300	1,600	441,000	890,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.08 | /Parcel: 376.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104292

GIS Ref

GIS Ref

Insp Date 10/18/08

!12271!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	448,300	1600	7,000.	441,000	890,900		Year end	12/23/2021
2021	101	FV	433,300	1600	7,000.	441,000	875,900		Year End Roll	12/10/2020
2020	101	FV	433,300	1600	7,000.	441,000	875,900	875,900	Year End Roll	12/18/2019
2019	101	FV	345,300	1700	7,000.	441,000	788,000	788,000	Year End Roll	1/3/2019
2018	101	FV	345,300	1700	7,000.	371,700	718,700	718,700	Year End Roll	12/20/2017
2017	101	FV	345,300	1700	7,000.	340,200	687,200	687,200	Year End Roll	1/3/2017
2016	101	FV	345,300	1700	7,000.	289,800	636,800	636,800	Year End	1/4/2016
2015	101	FV	319,100	1700	7,000.	252,000	572,800	572,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:16:16

LAST REV

Date	Time
08/03/16	09:35:28
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGNAN PATRICK	36253-193		8/28/2002		515,500	No	No		
MARQUIS GERARD	24956-518		10/28/1994		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	104292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	613	Re-Roof	10,450		6/4/2015			Strip and re-roof
4/19/2011	286	Manual	3,150					
2/15/1995	74		9,000					40FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
10/18/2008	Meas/Inspect	201	PATRIOT
12/16/2002	MLS	MM	Mary M
11/6/2000	Hearing Chag		
12/16/1999	Mailer Sent		
11/30/1999	Entry Denied	268	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19502974
Const Adj.:	0.99495000
Adj $ / SQ:	130.789
Other Features:	106000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469966
Depreciation:	21618
Depreciated Total:	448347

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

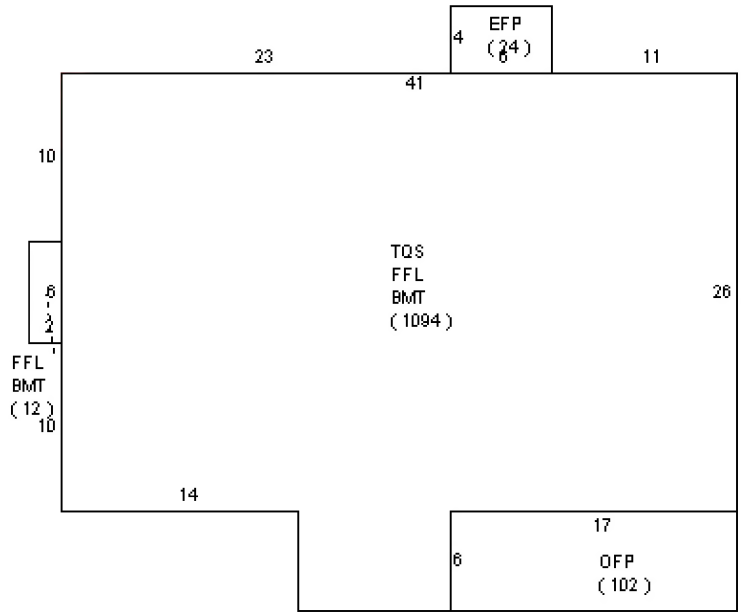
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.87
Special Features:	0	Val/Su Net:	141.91
Final Total:	448300	Val/Su SzAd	232.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,106	58.070	64,226
FFL	First Floor	1,106	130.790	144,653
TQS	3/4 Story	821	130.790	107,313
OFP	Open Porch	102	32.510	3,316
EFP	Enclos Porch	24	72.230	1,734

Net Sketched Area:	3,159	Total:	321,242
Size Ad	1926.5	Gross Area	3432	FinArea	2369
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	41X12	G	GD	1997	3.77	T	13.2	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600

IMAGE

AssessPro Patriot Properties, Inc